



The Gayle Forrest Estate Personal Property & Real Estate



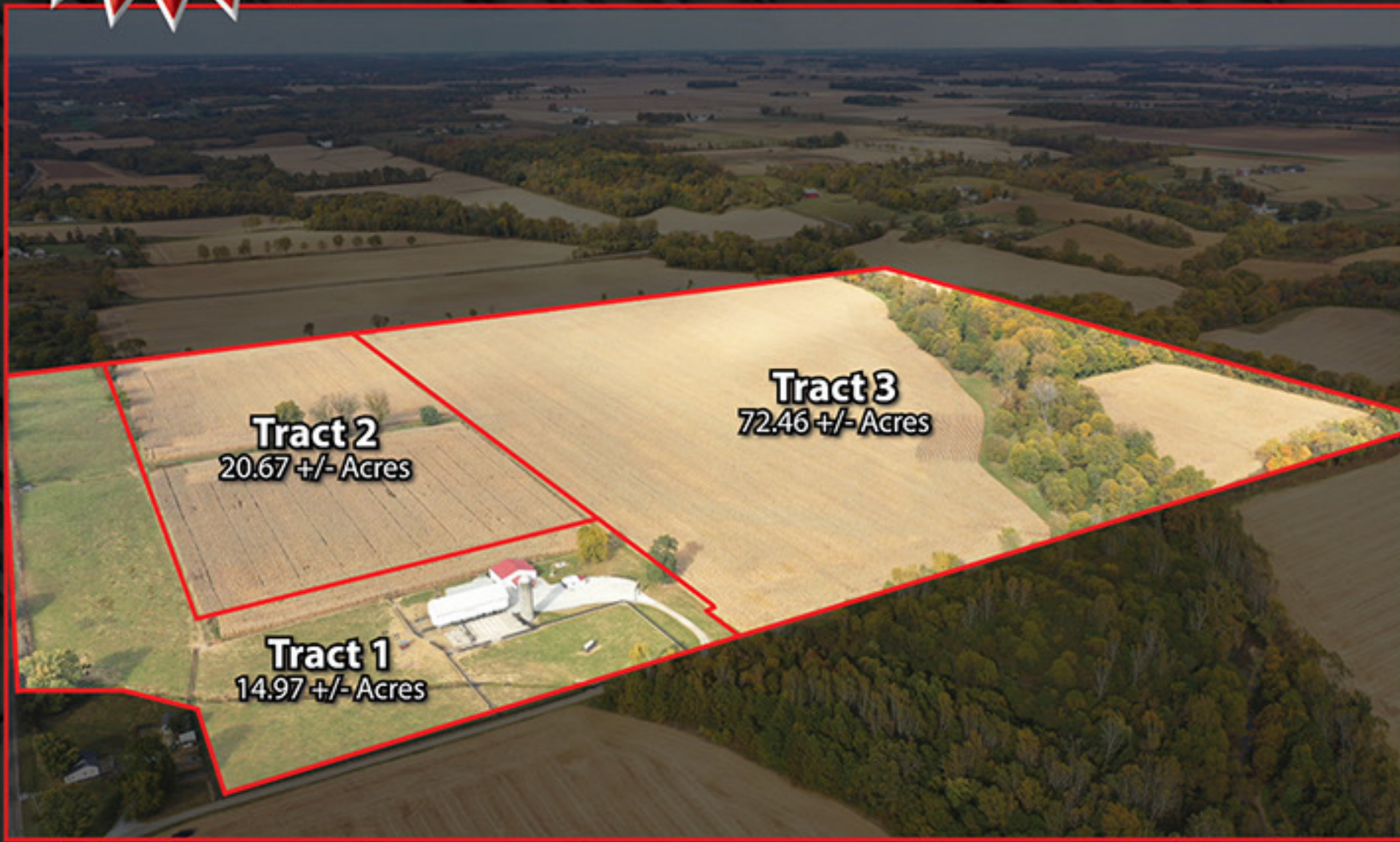
AUCTION

AUCTION HELD ON-SITE

WEDNESDAY, NOVEMBER 16TH, 2022 @ 2 PM

ONLINE BIDDING ON PERSONAL PROPERTY ITEMS

REAL ESTATE TO SELL AT 2 PM WITH PERSONAL PROPERTY TO FOLLOW



LOCATION: 12034 WOODWARD RD, HAGERSTOWN, IN 47346

TAKE A DRIVE THROUGH THE COUNTRY AND FIND THE PROPERTY YOU'VE BEEN LOOKING FOR! 108 +/- ACRES WITH MANY FEATURES TO OFFER!

Tract 1 is a 2 bed 1 bath barndominium with a loft, 1 bed 1/2 bath bunkhouse, and a large bank barn on approx. 14.9 +/- acres. The barndominium is finished out with an open concept cabin feel, stamped radiant heated concrete floors, a beautiful walk in shower in the bathroom, large loft used as 1 of the 2 bedrooms and a clean 1,800 square foot workshop. The bunk house is a 1 bedroom 1/2 bath, finished to match the inside aesthetics of the barndominium. The bank barn has been used to store hay and feed for the pasture cattle.

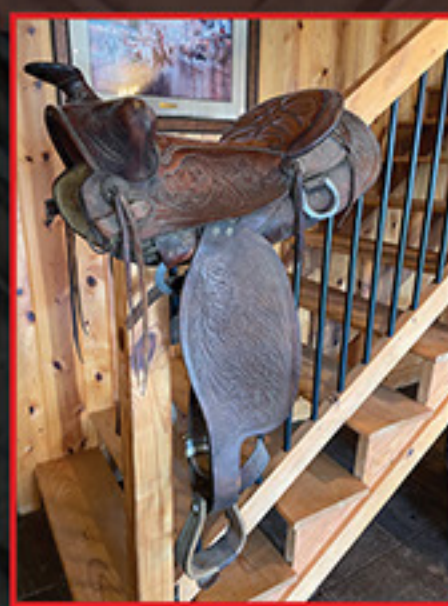
Tract 2 is a swing tract. It must be sold in combination with tract 1, tract 3, or all three combined. Tract 2 is 20.67 +/- acres. Currently in use for crops, this

tract has the potential to be pasture as it already has fencing all the way around, creating 2 paddocks.

Tract 3 is 72.46 +/- acres of farm ground, woods, and a creek.

Tract 2 & 3 are in a current land contract until December 2023. Buyer will receive \$250 per tillable acre from the farmer for the 2023 crops. In total there are 72 acres under contract for the tillable ground with the current farmer.

Personal Property items to be auctioned off include but are not limited to a 5065 E John Deere Tractor with 896 hours, MX8 JD Rotary Mower, antiques, furniture, collectibles, tools, and more!



CALL US FOR YOUR AUCTION & REAL ESTATE NEEDS!

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Office: (765) 779-4000 | Jeff Boone - Auctioneer: (765) 621-9116
Terry Sheets - Managing Broker: (765) 810-5351 | Caleb Cleek - Realtor: (765) 635-9861



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4377 E. US Hwy 36, Markleville, IN 46056

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HAGERSTOWN, IN 47346**

Please reach out with any questions you may have on the purchase opportunity of this property or the auction process.

Caleb Cleek (Broker) - (765) 635-9861
Caleb@JeffBooneRealty.com



LET US LIST OR FIND YOUR NEXT PROPERTY!

DETAILS / IMAGES AND ONLINE BIDDING: Go to JeffBooneAuctions.com

Office: 765.779.4000

Jeff Boone Cell: 765.621.9116

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